

**CITY OF KELOWNA**

**AGENDA**

**PUBLIC HEARING**

**August 21, 2007 – COUNCIL CHAMBER**

**CITY HALL – 1435 WATER STREET**

**6:00 P.M.**

CHAIRMAN WILL CALL THE HEARING TO ORDER:

1. (a) The purpose of this Hearing is to consider certain bylaws which, if adopted, shall amend *Kelowna 2020* - Official Community Plan Bylaw No. 7600 and Zoning Bylaw No. 8000.
  - (b) All persons who believe that their interest in property is affected by the proposed bylaws shall be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of this hearing.
  - (c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public. The correspondence and petitions received after August 3, 2007 (date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.
  - (d) Council debate on the proposed bylaws is scheduled to take place during the Regular Council meeting after the conclusion of this Hearing. It should be noted, however, that for some items a final decision may not be able to be reached tonight.
  - (e) It must be emphasized that Council will not receive any representation from the applicant or members of the public after conclusion of this Public Hearing.
2. The City Clerk will provide information as to how the meeting was publicized.

3. INDIVIDUAL BYLAW SUBMISSIONS:

3.1(a)

[BYLAW NO. 9832 \(OCP07-0010\)](#)

LOCATION: 1550, 1560, 1570, 1580, 1596 Dickson Avenue

Legal Description:

Lots 12, 13, 14, 15, and 16, DL141, ODYD, Plan 3736 and part of Lot A, DL 141, ODYD, Plan 20443

Owner/Applicant:

T 186 Enterprises Ltd. / (The Mission Group)

Official Community Plan Amendment:

To amend the 2020 Official Community Plan Bylaw No. 7600 by changing the Future Land Use designation from the "Multiple Unit Residential – Low Density" and "Commercial" designations to the proposed "Multiple Unit Residential – Medium Density" designation.

Purpose:

The applicant is proposing to amend the Official Community Plan in order to allow for the construction of a multi-storey, multi-unit apartment building.

3.1(b)

[BYLAW NO. 9833 \(Z07-0027\)](#)

LOCATION: 1550, 1560, 1570, 1580, 1596 Dickson Avenue

Legal Description:

Lots 12, 13, 14, 15, and 16, DL141, ODYD, Plan 3736 and part of Lot A, DL 141, ODYD, Plan 20443

Owner/Applicant:

T 186 Enterprises Ltd. / (The Mission Group)

Request Zoning Change:

From RU1 – Large Lot Housing and CD14 – Comprehensive High Tech Business Campus zones to RM5 – Medium Density Multiple Housing zone.

Purpose:

The applicant is proposing to amend rezone the subject properties in order to allow for the construction of a multi-storey, multi-unit apartment building.

3.2

[BYLAW NO. 9835 \(Z07-0021\)](#)

LOCATION: 4150 Sealy Road

Legal Description:

Lot 110, Section 3, Twp. 26, ODYD, Plan 1247 Except Plan 18334

Owner/Applicant:

Carl & Lorraine Enns / (Carl Enns)

Requested Zoning Change:

From A1 – Agriculture 1 to A1s – Agriculture 1 with Secondary Suite

Purpose:

The applicant is proposing to rezone the subject property in order to allow for a suite in an accessory building.

3.3(a)

**BYLAW NO. 9839 (OCP07-0009)**

**LOCATION:** 1315, 1325, 1345, Hwy 33 W and 145, 155, 165 Taylor Road

**Legal Description:**

Lot 3, Sec. 22, Twp. 26, ODYD, Plan 3727 Except Plan 39705; Lot 2, Sec. 22, Twp. 26, ODYD, Plan 3727, Except Plan 39705; Lot 1, Sec. 22, Twp. 26, ODYD, Plan 3727 Except Plan 39705; Lot 4, Sec. 22, Twp. 26, ODYD, Plan 3727; Lot 5, Sec. 22, Twp 26, ODYD, Plan 3727; Lot 6, Sec. 22, Twp 26, ODYD, Plan 3727

**Owner/Applicant:**

0763831 BC Ltd. / (Bob Guy)

**Official Community Plan Amendment:**

To amend the 2020 Official Community Plan Bylaw No. 7600 by changing the Future Land Use designation from the "Multiple Unit Residential – Low Density" designation to the "Multiple Unit Residential – Medium Density" designation.

**Purpose:**

The applicant is proposing to amend the Official Community Plan in order to construct a multi- unit, multi-storey apartment housing development.

3.3(b)

**BYLAW NO. 9840 (Z07-0026)**

**LOCATION:** 1315, 1325, 1345, Hwy 33 W and 145, 155, 165 Taylor Road

**Legal Description:**

Lot 3, Sec. 22, Twp. 26, ODYD, Plan 3727 Except Plan 39705; Lot 2, Sec. 22, Twp. 26, ODYD, Plan 3727, Except Plan 39705; Lot 1, Sec. 22, Twp. 26, ODYD, Plan 3727 Except Plan 39705; Lot 4, Sec. 22, Twp. 26, ODYD, Plan 3727; Lot 5, Sec. 22, Twp 26, ODYD, Plan 3727; Lot 6, Sec. 22, Twp 26, ODYD, Plan 3727

**Owner/Applicant:**

0763831 BC Ltd. / (Bob Guy)

**Requested Zoning Change:**

From RU1 – Large Lot Housing zone to RM4 – Transitional Low Density Housing zone.

**Purpose:**

The applicant is proposing to rezone the subject properties in order to construct a multi- unit, multi-storey apartment housing development.

4. **PROCEDURE ON EACH BYLAW SUBMISSION:**

- (a) Brief description of the application by City Staff (Planning).
- (b) The Chairman will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.
- (c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.
- (d) The Chairman will call for representation from the public in attendance.
  - (i) The microphone at the podium has been provided for any person(s) wishing to make representation to the meeting.

- (ii) The Chair will recognize ONLY speakers at podium.
- (iii) Speakers are encouraged to limit their remarks to 5 minutes. However, if they have additional information they may address Council again after all other members of the public have been heard a first time.
- (e) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.
- (f) **Questions of staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.**
- (g) Final calls for representation (Ask three times) Unless Council directs that the public hearing on the bylaw in question be adjourned (held open), the chairman shall state to the gallery that the public hearing on that bylaw is closed.

Note: Any applicant or member of the public may use visual aids (eg. photographs, sketches, slideshows, etc.) to assist in their presentation or questions. The computer station and ELMO document camera at the public podium are available. Please ask staff for assistance prior to your item if required.

## 5. TERMINATION